

EXHIBIT "F"  
SHORT FORM LEASE

LEASE between **Gabbert Holdings, LLC**, with its principal office located at  
("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal  
offices located at 4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008 ("LESSEE").

WITNESSETH

BY WRITTEN LEASE dated December 21, 2007, Lessor has leased a leasehold estate  
(and hereby leases a leasehold estate) to Lessee certain real property located in **Tarrant County,  
State of Texas**, (the "LEASED PREMISES"), being more particularly described in Exhibit "A"  
which is attached hereto and by this reference made a part hereof.

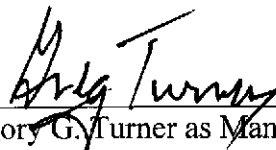
TO HAVE AND TO HOLD THE LEASED PREMISES for a term of **Ten (10) years**  
beginning on the **1st day of March, 2009**, with the option to extend the term for **Seven (7)**  
additional terms of five (5) years each, all on the terms, provisions and conditions contained in  
the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the  
same extent as if all the provisions thereof were copied in full herein.

This SHORT FORM LEASE replaces and supersedes the INITIAL SHORT FORM  
LEASE executed between Lessor and Lessee dated the 20th day of December, 2007 and  
recorded in Tarrant County, State of Texas.

Executed to be effective as of the 9th day of February, 2009.

LESSOR:

GABBERT HOLDINGS, LLC

By:   
Gregory G. Turner as Manager

LESSEE:

QUIKTRIP CORPORATION

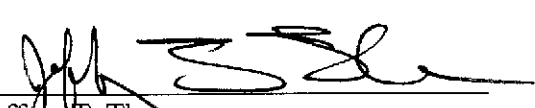
By:   
Jeffrey T. Thorne  
Corporate Director of Real Estate



Exhibit "A"  
"LEASED PREMISES"

**BEING** a tract of land situated in the City of Euless, Tarrant County, Texas out of the T.A. Cash Survey, Abstract No. 280 and being part of Lots 2AR and 2BR, Westpark Central Addition, according to the plat thereof recorded in Volume 388-176, Page 20, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found in the south right of way line of Airport Freeway (State Highway 183) (variable-width right of way), the northeast corner of said Lot 2BR, the northwest corner of Tract 4-A-R-1, Westpark Central, according to the plat thereof recorded in Volume 388-103, Page 161, Plat Records, Tarrant County, Texas;

**THENCE**, departing said south right of way line, along the east line of said Lot 2BR, the west line of said Tract 4-A-R-1, South 17 degrees, 51 minutes, 40 seconds West, a distance of 5.49 feet to the **POINT OF BEGINNING**;

**THENCE**, continuing along said common line, South 17 degrees, 51 minutes, 40 seconds West, a distance of 279.20 feet to a concrete monument set;

**THENCE**, departing said common line, West, a distance of 220.70 feet to a concrete monument set in the east right of way line of Westpark Way (80' right of way), the west line of said Lot 2AR, the beginning of a non-tangent curve to the left;

**THENCE**, along said common line, along said curve to the left through a central angle of 01 degrees, 37 minutes, 53 seconds, a radius of 692.24 feet, an arc length of 19.71 feet, a chord bearing of North 00 degrees, 57 minutes, 17 seconds East, a chord distance of 19.71 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, departing said common line, North 07 degrees, 36 minutes, 53 seconds East, a distance of 90.25 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, North 00 degrees, 43 minutes, 00 seconds West, a distance of 124.82 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, North 44 degrees, 40 minutes, 15 seconds East, a distance of 28.09 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, South 89 degrees, 56 minutes, 30 seconds East, a distance of 61.01 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

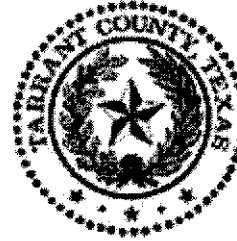
**THENCE**, North 88 degrees, 21 minutes, 20 seconds East, a distance of 46.01 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

**THENCE**, North 88 degrees, 52 minutes, 15 seconds East, a distance of 53.92 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a non-tangent curve to the left;

**THENCE**, along said curve to the left through a central angle of 03 degrees, 21 minutes, 37 seconds, a radius of 1,966.86 feet, an arc length of 115.35 feet, a chord bearing of North 85 degrees, 17 minutes, 30 seconds East, a chord distance of 115.33 feet to the **POINT OF BEGINNING** and containing 64,867 square feet or 1.4891 acres of land, more or less.

*Return To:*

Brown & Hofmeister, LLP  
740 E. Campbell Rd., Suite 800  
Richardson, TX 75081  
Attn: A. Graft



BROWN & HOFMEISTER  
ATTN: A GRAFT  
740 E CAMPBELL RD, STE 800  
RICHARDSON TX 75081  
Submitter: CHICAGO TITLE INS COMPANY

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 03/04/2009 12:31 PM  
Instrument #: D209058544  
LSE 5 PGS \$28.00

By: \_\_\_\_\_



**D209058544**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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